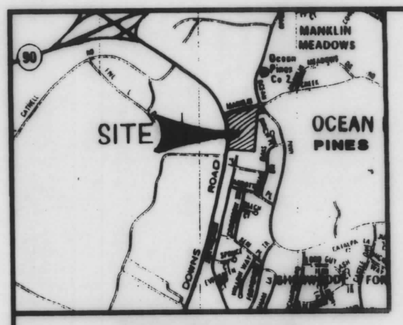
R.HO. 143/57



VICINITY MAP

LEGEND:

- IRON PIPE FOUND
- IRON PIPE TO BE SET
- CONCRETE MARKER TO BE SET
- RE-BAR FOUND
- CONCRETE MARKER FOUND
- PROPERTY LINE
- FOREST CONSERVATION LINE
- FOREST CONSERVATION AREA

NOTES:

DEED REFERENCE: Liber 1299, Page 102
ZONING DISTRICT: B-1; NEIGHBORHOOD BUSINESS
TAX MAP NO. 21; PARCEL F-P.56

MARYLAND ROUTE 589

Δ = 15°46'33"
R = 1462.40'
L = 402.66'

C-16

Δ = 04°26'06"
R = 1462.40'
L = 113.20'

C-15

C-14 Δ = 89°48'25"
R = 140.00'
L = 219.44'

BENCHMARK
10.26 M.S.L.

MANKLIN CREEK ROAD

LOT 24
LOT 23
LOT 22
LOT 21
LOT 20
LOT 19
LOT 18
LOT 17
LOT 15
LOT 14
LOT 13
LOT 12
LOT 11
LOT 9
LOT 8
LOT 7
LOT 6

OCEAN PINES SECTION 10

618.62'
S 66°32'29" E
N 11°05'03" E
905.71'
1295
222

OCEAN PARKWAY

S 84°25'45" W 153.35'
N 68°33'19" W 9.01'
S 17°55'56" W 79.12'
S 84°51'45" W 25.61'
N 79°30'38" E 37.85'

C-13 Δ = 26°13'55"
R = 94.42'
L = 43.23'

C-12 Δ = 33°10'42"
R = 184.52'
L = 106.85'

C-11 Δ = 06°56'39"
R = 25.00'
L = 3.03'

C-10 Δ = 22°11'13"
R = 148.54'
L = 57.52'

C-9 Δ = 22°11'13"
R = 148.54'
L = 57.52'

C-9 Δ = 81°27'06"
R = 25.00'
L = 35.54'

C-8
Δ = 30°19'38"
R = 176.66'
L = 93.51'

C-1 Δ = 15°28'02"
R = 25.00'
L = 6.75'

C-2 Δ = 50°12'58"
R = 25.00'
L = 21.91'

C-3 Δ = 50°12'58"
R = 25.00'
L = 21.91'

C-4 Δ = 21°20'01"
R = 25.00'
L = 9.31'

C-5 Δ = 05°28'28"
R = 350.00'
L = 33.42'

S 43°34'33" E 21.39'
S 47°45'25" E 24.33'
N 88°39'18" W 19.00'
S 89°51'14" E 20.00'
S 08°00'34" W 31.63'

SURVEYOR'S CERTIFICATION

I certify, to the best of my knowledge and belief, that the requirements of Section 3-108 of the Real Property Article of the Annotated Code of Maryland (1981), concerning the making of this plat and the setting of markers as well as all of the requirements of the County of Worcester, Maryland, regarding the plotting of subdivisions with the County have been complied with.

Elton M. Murray
MD. # 10819
Land Tech Inc.
118 Atlantic Avenue
Ocean View, DE 19970
Telephone: 302-539-2366

WORCESTER COUNTY FOREST CONSERVATION

This subdivision is subject to forest conservation plan No. FCA 95-2. Any future approval of this land for a regulated activity shall be subject to the County Forest Conservation Law. A forest conservation plan has been approved and is on file with the Department of Planning, Permits and Inspections. A Perpetual Protective Agreement - Deed of Forest Conservation Easement, Worcester County, Maryland, will be recorded simultaneously with this plat in the Land Records of Worcester County, Maryland.

FOREST CONSERVATION LINE \ CURVE TABLE

LINE	DIRECTION	DISTANCE
F-1	N 17°28'02" E	14.87'
F-2	S 67°40'57" E	18.08'
F-3	S 88°12'11" W	15.76'
F-4	S 56°33'05" W	5.54'
F-5	N 21°27'31" E	9.08'
F-6	S 68°32'29" E	87.78'
F-7	S 80°09'57" E	64.27'
F-8	N 09°50'03" E	57.00'
F-9	N 80°09'57" W	35.30'
F-10	S 14°34'22" E	93.85'
F-11	N 68°32'29" W	17.94'
F-12	N 75°25'38" E	40.49'
F-13	N 14°34'22" W	23.35'
F-14	N 59°34'22" W	28.28'
F-15	N 70°48'15" W	32.36'
F-16	S 63°38'52" W	42.70'
F-17	N 75°25'38" E	58.00'
F-18	N 14°34'22" W	112.46'
F-19	N 17°45'39" W	49.52'
F-20	S 04°32'48" W	12.86'
F-21	N 11°15'33" W	61.85'
F-22	N 36°30'13" E	31.85'
F-23	N 23°07'40" E	37.42'
F-24	S 44°11'59" W	4.58'
F-25	N 07°50'03" E	69.20'
F-26	N 07°50'03" E	91.23'
F-27	N 88°29'04" W	62.67'
F-28	N 88°29'04" W	9.07'
F-29	S 84°12'30" W	12.21'
F-30	N 09°55'58" W	31.52'
F-31	S 83°33'17" W	39.78'
F-32	S 32°08'34" W	7.58'
F-33	S 84°12'30" W	18.19'
F-34	N 10°25'18" E	11.50'
F-35	N 12°01'56" E	388.04'
F-36	N 11°35'44" E	254.91'
F-37	N 14°41'34" E	35.31'
F-38	N 19°01'33" E	24.63'
F-39	S 72°08'36" W	9.67'
F-40	N 71°09'30" W	79.76'
F-41	N 86°22'43" E	9.76'
F-42	S 73°42'55" W	11.45'
F-43	S 36°33'56" W	11.69'
F-44	S 68°32'29" E	211.59'
F-45	N 68°32'29" W	224.74'

CURVE	RADIUS	LENGTH	CHORD	BEARING
C-1	25.00'	14.66'	14.47'	N 34°35'11" W
C-2	25.00'	9.73'	9.67'	S 06°36'26" E
C-3	25.00'	21.96'	21.27'	N 13°20'01" E
C-4	25.00'	9.19'	9.14'	S 33°39'49" W
C-5	337.00'	133.20'	132.34'	S 19°09'28" W

RECORDING FEE 3.00
TOTAL 3.00
Rec't WD02 Rcpt # 15977
RHD 9681 Blk # 3
Oct 02, 1995 08:46 am

FILED
Oct 2 8 44 AM '95
RICHARD H. OUTTEN-
CLK. CT. CT.
WOR. CO.

OWNER / DEVELOPER:

Robert W. Douglas, Partner
9315 Annapolis Road
Lanham, MD 20706
Telephone: 301--577-2211

FOREST DATA:

TOTAL SITE AREA = 12.3 Ac.
AREA OF WATERBODIES = 1.3 Ac.
NET TRACT AREA = 11.0 Ac.
EXISTING FOREST = 5.62 Ac.
FOREST TO BE CLEARED = 3.1 Ac.
FOREST TO BE RETAINED = 2.52 Ac.

GRAPHIC SCALE
60 0 30 60 120 240
(IN FEET)
1 inch = 60 ft.

FOREST CONSERVATION AREA / EXHIBIT 'A'
OCEAN PINES SECTION 10A

3rd ELECTION DISTRICT - WORCESTER COUNTY - MARYLAND

- PREPARED BY -
LAND TECH INC.
SURVEYORS, PLANNERS, CONSULTING ENGINEERS
ROUTE 1, BOX 17-B 118 ATLANTIC AVENUE
OCEAN VIEW, DELAWARE 19970
PHONE : (302) 539-2366 FAX : (302) 539-2499

DATE : 9-27-95	DRAWN BY : J.A.C.
REVISED :	CHECKED BY :
	F.B. NO. :
	T.M. NO. : 21-F-56-10A
SCALE : 1" = 60'	JOB NO. : 95066
SHEET NO. : 1 OF 1	DRAWING NO. : MD-30

STATE OF MARYLAND
ELTON M. MURRAY
NO. 10819
REGISTERED
PROFESSIONAL LAND SURVEYOR

MSA CSU 2157-5393

Maryland State Archives